

**Light Industrial / Office Premises Approx. 12,100 sq. ft (1,124m²)
with Redevelopment Potential Subject to Planning**

Hall Works, Church Road, Brightlingsea, Essex, CO7 0RZ



OFFERS REQUESTED IN EXCESS OF £450,000

- Main Road Location
- 0.61 Acre (0.25 HA) Site
- Redevelopment Potential
- Offices / Stores / Industrial

LOCATION

The premises are prominently located fronting Church Road (B1029) which is the main road into the popular coastal town of Brightlingsea. Located approx. 8 miles to the south east of Colchester, good access is available to the A120 Frating Interchange which provides links to the A12, Ipswich and Chelmsford and both Felixstowe and Harwich ports.

DESCRIPTION

The premises comprise a variety of buildings within a courtyard setting providing offices, storage and light production facilities within single and two storey buildings. The front office provides mainly open plan accommodation with reception, waiting area and meeting room, toilet facilities and kitchenette. To the front is an Essex Barn of timber frame construction with pantile roof and single storey additions providing stores and machine shop. To the rear there is a two storey building providing stores on the ground floor with offices on the first floor, together with two other workshops and a loading bay / store. The site area is approximately 0.61 acres.

ACCOMMODATION

(all figures provided are approximate gross internal figures)

		Sq. ft	m ²
Front Office	approx.	1,502	139.53
Front Barn	approx.	2,132	198.09
Mezzanine	approx.	406	37.4
Stores, Ground Floor	approx.	1,626	151.07
Offices, First Floor	approx.	1,579	146.71
Stores	approx.	892	82.90
Workshop 1	approx.	1,344	124.88
Workshop 2	approx.	1,718	159.66
Stores approx.	approx.	895	83.1
approx.		12,094	1123.34

AGENTS NOTE

There is an area of land to the rear of the site edged blue on the attached plan which is currently held on a sub-lease from April 2002 at a rent of £5,250 per annum. This lease has expired but the vendor is holding over.



TERMS

The premises are For Sale Freehold (excluding the land to the rear marked blue on the attached plan). Unconditional offers are requested in excess of £450,000. The vendor will require an overage clause if a residential consent was to be granted in the future providing a percentage share of the increase in value.

BUSINESS RATES

We are informed that the rateable value is £28,250. We estimate that the rates payable are likely to be in the region of £13,930 per annum. Interested parties are advised to make their own enquiries with the local rating authority.

PLANNING

The premises are located in a conservation area "The Brightlingsea Hall and All Saints Church Conservation Area – Designated 22-03-93". In 1987 a B1 light industrial planning consent was obtained under Ref TEN/2007/87 and the premises have been in this use to date. Interested parties are advised to make their own enquiries with Tendring District Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises falls within class D (99) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

VIEWING

Strictly by appointment via Joint Sole Selling Agents:

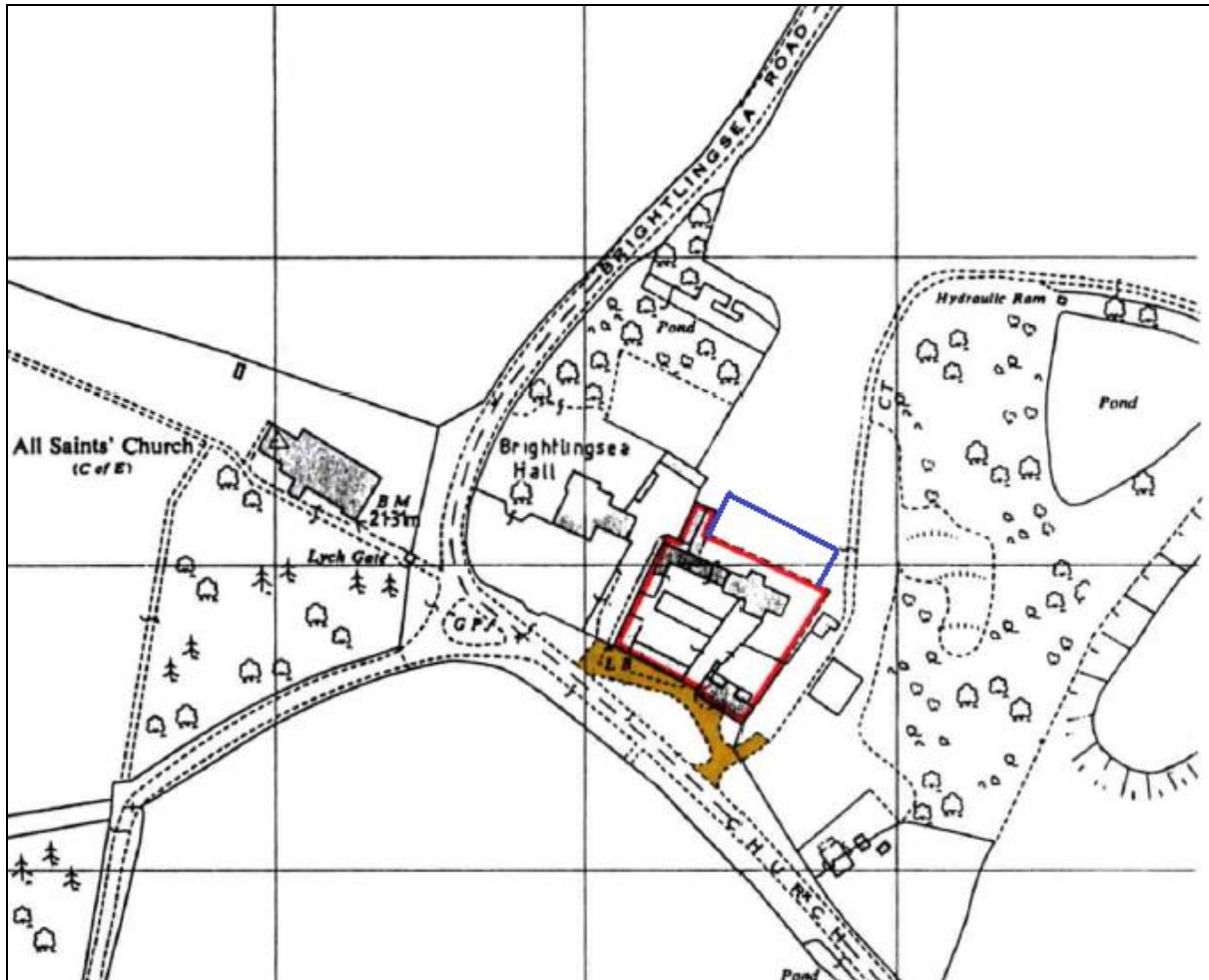
Newman Commercial – Jeremy Newman or

Harwin Property Consultants – Daniel Harness

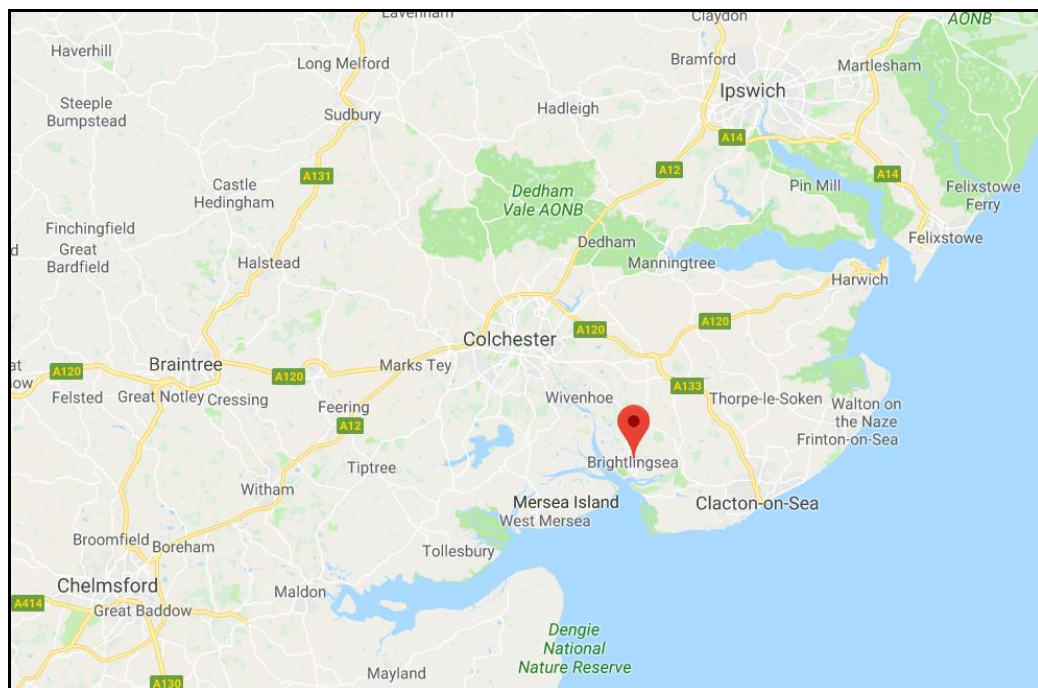


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SITE PLAN



LOCATION PLAN